



**Hollyberry House, 55 Cross Street,
Sudbury, Suffolk**

**DAVID
BURR**



HOLLYBERRY HOUSE, 55 CROSS STREET, SUDBURY, SUFFOLK, CO10 2DJ

Sudbury is a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Bury St Edmunds (18 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

An instantly charming Grade II listed character town house situated within short walking distance of the amenities of a Suffolk market town as well as wonderful countryside walks within the renowned water meadows nature reserve. The property has undergone an extensive programme of sympathetic restoration and displays a wealth of original characterful features including high ceilings, exposed timbers, inglenook fireplaces and exposed floorboards. A total of four spacious reception rooms are complemented by five double bedrooms and three bathrooms (two en-suite). There is the further benefit of a sunny fully private enclosed west-facing rear garden with a useful workshop/storage shed.

A characterful Grade II listed town house close to amenities and countryside walks.

Solid wood front door with stained glass insert leading to:-

ENTRANCE VESTIBULE: With fitted barrier matting, space for coats and shoes and solid oak thumb latch door leading to:-

DINING ROOM: 17'5" x 14'3" (5.32m x 4.34m) A particularly bright room with wonderful proportions and exposed wooden floorboards throughout. Of particular note is an exposed mellow red brick floor-to-ceiling chimney breast with the potential to create a working open fireplace with oak bressumer over. Useful recessed storage to one side and plenty of space for a large table and chairs. Doors leading to:-

DRAWING ROOM: 17'7" x 15'3" (5.35m x 4.65m) A fine room with stained wooden exposed floorboards, exposed timbers to the ceilings and walls and a magnificent inglenook fireplace with exposed mellow red brick chimney breast, oak bressumer beam over and inset gas burning stove situated on a brick hearth.

INNER HALL: With further space for coats, patterned tiled flooring and doorway leading to:-

SITTING ROOM: 18'11" x 15'11" (max) (5.77m x 4.84m) A charming room with a wealth of character from a heavily timbered ceiling, exposed wooden floorboards and an inglenook fireplace with exposed brick and bressumer beam over (currently sealed but could easily be reinstated). A cleverly created opening with open studwork made from reclaimed wood opens into:-

GARDEN ROOM: 13'8" x 7'1" (4.16m x 2.15m) With a recently refurbished oak and glass panel roof, double doors opening onto the rear garden and providing an attractive area of seating.

KITCHEN/BREAKFAST ROOM: 17'0" x 15'5" (5.18m x 4.70m) Finished in a cottage style with large pamment tile flooring and a range of solid wooden base level units with polished granite worksurfaces incorporating a double ceramic sink with taps over and drainer to side. Space for free-standing Rangemaster cooker with patterned tile splashbacks throughout. Space for free-standing refrigerator and freezer, space for dishwasher, exposed timbers and space for table and chairs. Door leading to:-

PANTRY: Particularly useful with fitted shelving and light connected.

UTILITY/ SHOWER ROOM: 10'11" x 10'6" (3.33m x 3.19m) With tiled flooring, traditional style WC and wash hand basin. Fully tiled shower enclosure with waterfall style showerhead and additional attachment below, space and plumbing for a washing machine and space for tumble dryer over. Tiled throughout the flooring and walls and a heavily timbered ceiling.

BOOT ROOM: 8'11" x 5'1" (2.72m x 1.55m) A useful area with tiled flooring, exposed timbers and red brick, uPVC door leading onto a side passageway and cupboards containing the boilers for hot water and heating.

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First Floor

LANDING: With superb exposed oak floorboards, exposed timbers and arranged into two parts with useful open fronted wardrobes in one area. Access to loft storage space and doors leading to:-

BEDROOM 1: 14'10" x 11'5" (4.51m x 3.48m) A spacious double bedroom with exposed timbers and hardwood flooring and door leading to:-

EN-SUITE: 6'10" x 5'10" (2.08m x 1.78m) With patterned tiled flooring, traditional style WC and pedestal wash hand basin with tiled splashback.

BEDROOM 2: 12'4" x 9'8" (3.76m x 2.94m) A comfortable double bedroom overlooking the property's rear garden, exposed timbers throughout and door leading to:-

EN-SUITE: 9'9" x 3'5" (2.98m x 1.04m) Containing a tiled shower cubicle with glass folding door, W.C., polished stone wash hand basin with mixer tap over and storage below.

BEDROOM 3: 13'1" x 10'2" (3.98m x 3.10m) A further well-proportioned double bedroom.

BEDROOM 4: 11'7" x 10'2" (3.53m x 3.10m) With exposed timbers to the walls and ceiling and with beautiful views of All Saints Church.

BEDROOM 5/STUDY: 16'2" x 8'8" (4.94m x 2.63m) A well-proportioned double room with views of the Church.

FAMILY BATHROOM: 12'6" x 9'0" (3.81m x 2.74m) Finished to a high standard with magnificent exposed original oak floorboards, free-standing bath, large corner shower with tiled surround and glass door, WC and his-and-hers polished stone wash hand basins situated on a marble surface with storage cupboards below.

Outside

The property benefits from a wonderful **west-facing** fully private enclosed rear garden which has clearly been designed with low maintenance in mind. The garden contains an attractive pebbled area bordered by mature trees and plants

and a large brick paved terrace with an elevated area of seating which attracts the best of the afternoon sun.

WORKSHOP/STORAGE SHED: 11'10" x 7'11" (3.60m x 2.42m) Of timber construction with power and light connected.

A brick paved side passageway provides access back onto Cross Street.

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by radiators. **NOTE:** None of these services have been tested by the agent.

AGENTS NOTES

The property is Grade II listed and thought to date back to the early 16th Century.

EPC RATING: Exempt

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

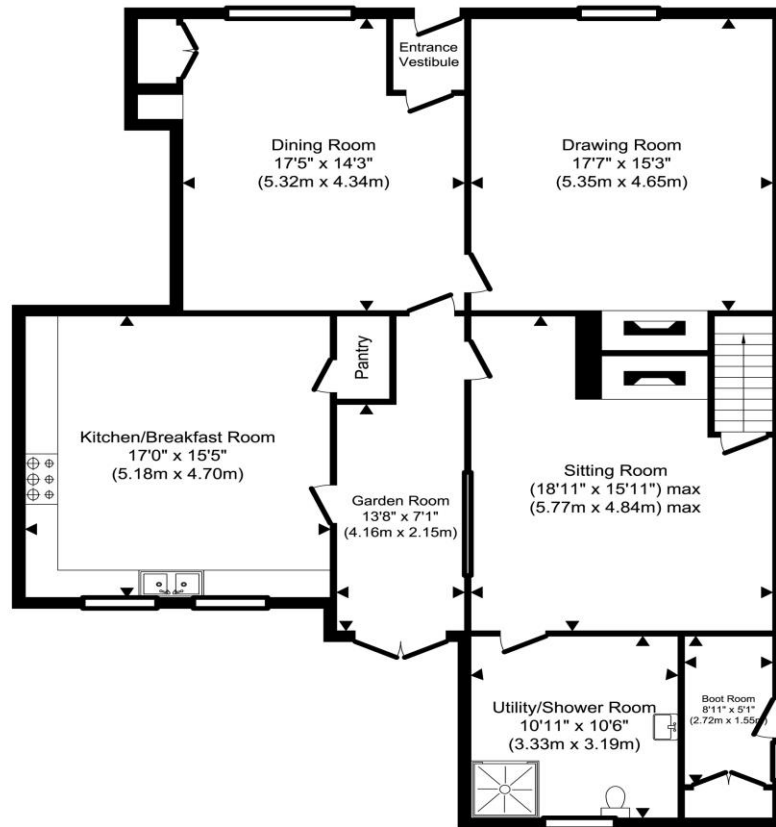
Council tax Band: D

Tenure: Freehold

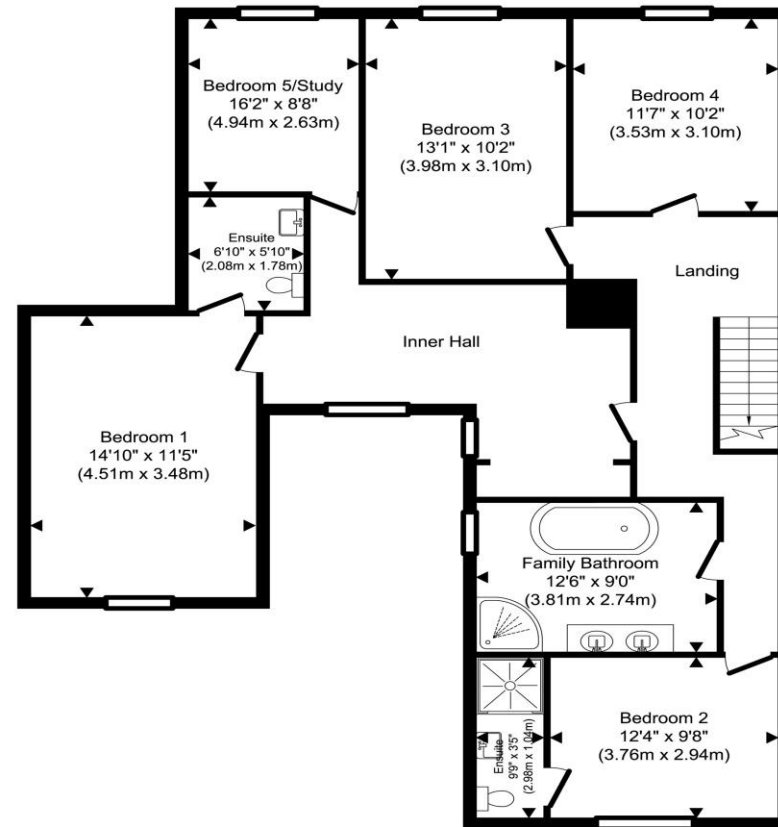
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
1402.64 sq. ft.
(130.31 sq. m)



First Floor
Approximate Floor Area
1245.81 sq. ft.
(115.74 sq. m)

TOTAL APPROX. FLOOR AREA 2648.46 SQ.FT. (246.05 SQ.M.)
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